

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

May 7, 2013

The meeting was called to order at 1:31 p.m.

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Gary Leasure, Mr. Mike Linder and Mr. Dan Havener. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Ice Miller; Ryan Andrews, EMH&T; Bill Vedra, Deputy City Administrator; Mike Boso, Chief Building Officer; Capt. Jeff Pearson, Grove City Police; Lt. Tammy Greene, JTF Inspector; Tami Kelly, Clerk of Council; Christy Zempter, Planning & Zoning Coordinator; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the April 2, 2013 regular meeting. They were approved by unanimous consent.

Item #1 – Candlewood Hotel – Development Plan

(PID# 201302250007)

The applicant is requesting approval of a development plan for the construction of a Candlewood Suites extended stay hotel to be located on the southeast corner of the intersection of Killdeer Drive and Jackpot Road. A development plan for the Candlewood Suites was initially approved by City Council in June of 2009; however the plan became null and void when construction plans were not submitted within twelve months of this approval. The proposed development plan includes revisions to the initially approved plan to meet the stipulations set by Council on the approved 2009 plan.

The proposed extended stay hotel will be accessed by two 24-foot curb-cuts; one on Killdeer Drive and one on Jackpot Road. Additionally, as part of this project the City has requested a small area of land be dedicated in the northwest corner of the site for future intersection improvements to better accommodate truck traffic in the area. Sixty parking spaces are proposed for the site, 13 spaces under the required parking of 73 spaces; however a parking agreement has been recorded with the property to the south to share parking spaces. Furthermore, walkways are proposed between the two parking lots to indicate the shared parking to guests.

The proposed structure is approximately 40,000 square feet and four stories, with 73 guest rooms. A variance was previously granted to exceed the 35-foot height limit by 16.5 feet; however the top of the parapet of the proposed structure is 53.1 feet in height, exceeding the previously approved height variance by approximately 1.6 feet. The height of the center parapet should either be lowered to a total height of 51.5 feet, or a new variance will be required from the Board of Zoning Appeals.

The applicant has proposed four signs for the site; three wall signs mounted on the north, south and west building elevations and one monument sign at the northwest corner of the property. As proposed, signage exceeds the 200 total square feet permitted, however Section 1145.16(g) states that commercial properties located in a PUD zoning classification may request a deviation, subject to Council approval.

Ms. Dooley stated that staff feels the proposed hotel is in character with the area, as it is surrounded by similar uses to the north, south, west and east.

The following stipulations were noted:

1. The height of the center parapet shall either be lowered to a total height of 51.5 feet, or a new variance shall be obtained from the Board of Zoning Appeals for a total height of 53.1 feet.
2. The dedication of the .0031 acre of land shall be completed and recorded prior to executing the development agreement.

3. Ground sign details contained on Sheet A2.1 are incorrect. The ground sign shall be installed in accordance with the submitted sign package received March 22, 2013.

The applicant, Tom Schnippel, was present and spoke to the item. Mr. Schnippel was in agreement with Ms. Dooley's report and agreed to the stipulations. He stated that the building height is being reduced to a total height of 51.5'. All documents for the deeding of the right-of-way are ready to be filed and will be after approval from the Planning Commission.

Chair Holt asked if fire or police had any concerns for the development; there were none. Mr. Havener asked if the building setback on Killdeer will accommodate shifting the building north one foot to install a wider sidewalk to the south of the building to avoid installing parking blocks. Ms. Dooley stated that shifting the building to the north would require them to get a new variance. Mr. Schnippel added that the Candlewood Suites offers a gazebo which was placed on the north property line parking setback and the rest of the building was designed from there to the south. He reiterated that shifting the building to the north would go into the setback variance previously granted. Mr. Schnippel suggested that it might be easier to shift the entire parking lot to the south six inches to accommodate a wider sidewalk; however this would encroach into the parking setback on the south side. Ms. Dooley stated that the drive aisle is proposed at 24' which could be reduced to make room for a wider sidewalk. Mr. Havener stated that he would prefer not to see parking blocks.

Mr. Schnippel stated they were ready to begin construction and would prefer that they not have to go back through Planning Commission for another review. Ms. Dooley stated that staff would work with Candlewood and would have the issue worked-out during final engineering and site improvement plan review.

Being no further discussion, Chair Holt entertained a motion with the following stipulations:

1. The height of the center parapet shall be lowered to a total height of 51.5 feet. No rooftop mechanicals shall be visible above the parapet wall.
2. The dedication of the .0031 acres of land shall be completed and recorded prior to executing the development agreement.
3. The ground sign shall be installed in accordance with the submitted sign package received by the City on March 22, 2013.
4. The reduction in parking from the required 73 to 60 is supported, with the recorded shared parking agreement with the property to the south.
5. Deviation from the permitted 200 square feet of wall signage is permitted. Signage is to be installed according to the submitted sign package.
6. The applicant shall work with the Development Department to resolve issues related to parking blocks and widening the sidewalk on the south side of the proposed structure.

Mr. Havener motioned to recommend the approval of the development plan with the noted stipulations, Mr. Leasure seconded and the vote was unanimous.

Item #2 – 2635 La Rosa Drive – Lot Split

(PID# 201304160012)

The applicant is requesting to split approximately 0.23 acres from the northeast corner of the parcel at 2684 Columbus Street, owned by the Grove City Methodist Church. The proposed area to be split was originally lot number one (1) of the Monterey Park subdivision but was previously combined with the larger church parcel. The proposed split will restore the parcel to its original configuration and purpose as a single family residential property.

Mr. Thomas Danklefsen, the applicant, was present and spoke to the item. This parcel was combined in 2005-2006 with the church property when they did a building expansion. Originally, it was to be used as a retention basin which was later

deleted and underground retention was used. They no longer have a need for that property and the church plans to sell the parcel, warranting the lot split.

Being no discussion, Mr. Boso motioned to approve the lot split, Mr. Linder seconded and the vote was unanimous.

Item #3 – Olde Home Market – Preliminary Development Plan

(PID#201304240014)

The applicant is requesting approval of a preliminary development plan for a market to replace the temporary seasonal farmers market located at the intersection of Home Road and Old Home Road. The market would sell locally grown produce, some of which will be grown on site, as well as locally produced meats and cheeses, and furniture and home decorations.

The applicant is proposing to rezone the property to PUD-C to allow for a single use, a market, and to prevent the property from being used in the future for a more intense use if zoned a straight-zoning district. The intent is to develop the property for an appropriate transition from the lower density residential properties to the north and east to the multi-family residential properties to the south.

The proposed development would be accessible from a single curb cut on Home Road with no access off Old Home Road. Development standards for the property such as building and parking setbacks are preliminarily shown on the submitted site plan and will be formalized during the rezoning process in the project's PUD-C zoning text.

Ms. Dooley stated that staff believes through the drafting a PUD text for the proposed market, the city will have adequate regulatory control over the use of the property and its operations, more so, than what is currently permitted by right under the property's current zoning classification (Professional Services – PSO).

CJ Andrews, applicant, was present and spoke to the item. Mr. Andrews explained that Steve Gardner owns both the market property and the residence to the east. He is in agreement with Ms. Dooley's report.

Mr. Linder inquired about overflow parking and how it would be controlled. He is concerned that people will park on Old Home and walk to the market. Mr. Boso suggested erecting no parking signs on Old Home Road.

Chair Holt clarified that if the Commission proceeds with approval, that property will have to be rezoned.

Mr. Havener stated his concern over the trash enclosure being shown within the building set back from Old Home Road. Ms. Dooley stated that can be reviewed and examined closer with the final development plan.

Being no further comments, Mr. Havener motioned to recommend the approval of the preliminary development plan, Mr. Leasure seconded and the vote was unanimous.

Chair Holt took a moment to thank Ms. Dooley for the manner in which she reviews the plans and submits them to the Planning Commission. They are very thorough, complete and documented.

Having no further business, Chair Holt adjourned the meeting at 1:50 p.m.

Molly Frasher, Secretary

Marv Holt, Chair